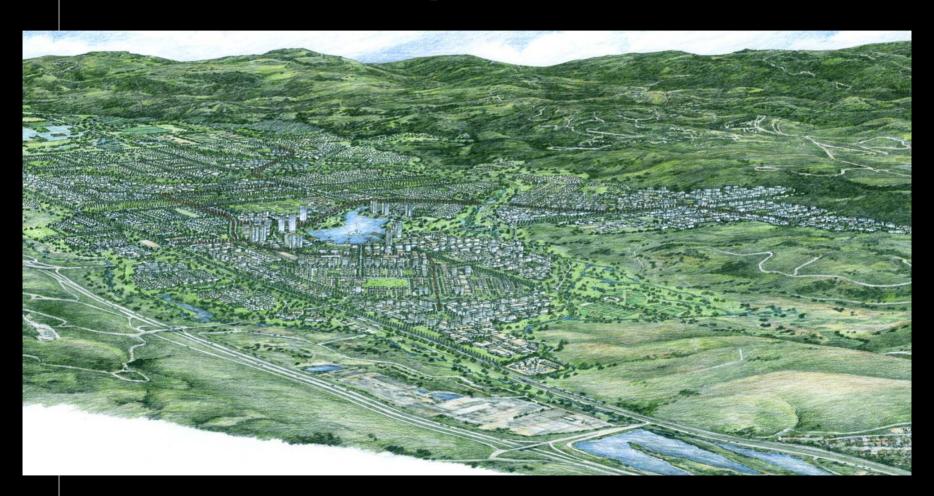


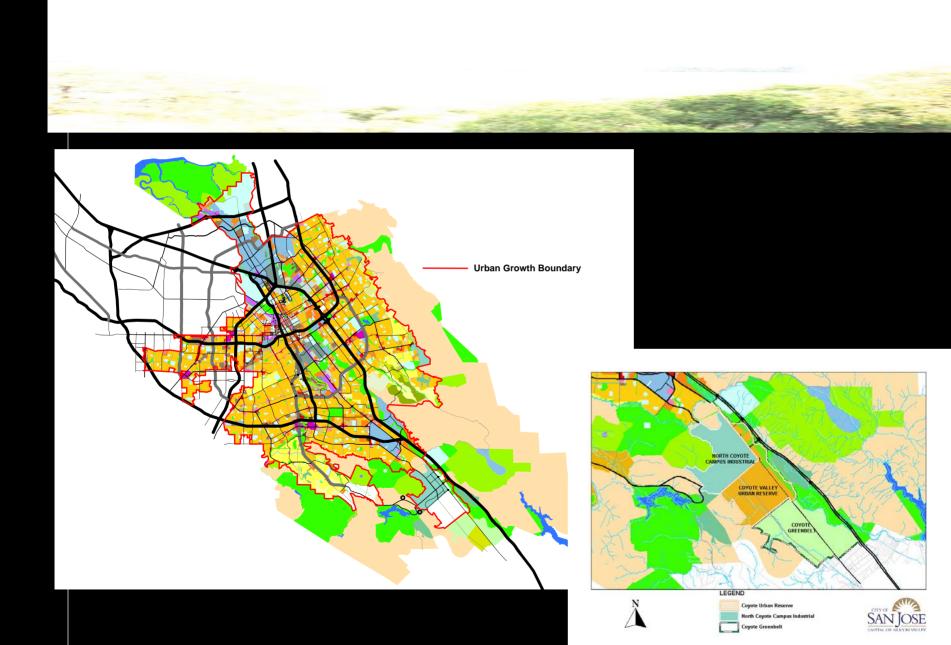
COYOTE VALLEY SPECIFIC PLAN

Land Use and Design Concepts



Community Meeting March 30, 2006

COYOTE VALLEY CONTEXT





- 1. Plan includes North and Mid-Coyote for land planning, and South Coyote for infrastructure financing only.
- Boundary between Mid- and South Coyote is fixed.
- 3. North and Mid-Coyote may be planned together.
- 4. Plan North and Mid-Coyote as urban, pedestrian, transit-oriented community with mixed uses.
- 5. Plan for extension of light rail transit and Caltrain Station.







- 6. Maximize efficient land usage with 25K residences and 50K jobs as minimums.
- 7. 50K jobs are primary jobs and exclude support retail and public/quasi-public uses.
- 8. Identify locations for public facilities in land use and financing plans.
- 9. North and Mid-Coyote should contain a rich system of parks, trails, and recreation areas.







- 10. Create financing plan for required capital improvements.
- 11. Plan must be financially feasible for private development.
- 12. Develop trigger mechanisms to ensure appropriate jobs/housing balance in Coyote Valley.
- 13. Create phasing plan that allows sub-regions of Coyote to develop appropriate levels of jobs and housing with required infrastructure.







- 14. Facilitate permanent acquisition of fee title or conservation easements in South Coyote.
- 15. Triggers may be changed to those based on Coyote Valley Specific Plan area or its subregions.
- 16. 20% of all units shall be "deed-restricted," "below market-rate units."







PROCESS DIAGRAM

COYOTE VALLEY SPECIFIC PLAN (CVSP) PROCESS DIAGRAM

Foundational

Infrastructure & Land



COUNCIL INITIATION (Aug. 2002)

Vision and **Expected Outcomes** Technical Analysis



2003 **Existing Conditions:**

Land Use, Biology, Geology, Hydrology, Traffic, Infrastructure, etc.



MEETINGS

Task Force Community Technical Advisory Committee Focus Groups Property Owners

2004 Design Concepts:

Market Analysis Composite Framework Design Principles Land Use Concepts Greenbelt Strategies



MEETINGS

Task Force Community Technical Advisory Committee Focus Groups Property Owners Plng. Comm. Study Sessions Council Study Sessions

Development of CVSP & EIR



2005 - 2006 **CVSP Documents:**

Specific Plan Zonina Code Design Guidelines Financing Plan Implementation Plan Phasing Plan Greenbelt Strategies Draft EIR Review/Comment



MEETINGS

Task Force Community Technical Advisory Committee Focus Groups Property Owners Public Agencies EIR Scoping Meetings Plng. Comm. Study Sessions Council Study Sessions

Recommendation and Consideration



2007 EIR Certification Council Consideration



MEETINGS

Task Force Community Technical Advisory Committee Focus Groups Property Owners Public Agencies Plng. Commission Hearing Final Council Hearing













- DAHLIN GROUP
- KENKAY ASSOCIATES
- HMH ENGINEERS
- ECONOMIC AND PLANNING SYSTEMS
- SCHAAF AND WHEELER
- HEXAGON
- APEX STRATEGIES

- DAVID POWERS AND ASSOCIATES
- CRAWFORD, CLARK & MULTARI
- BASIN RESEARCH
- WETLAND RESEARCH ASSOCIATES
- ENGEO
- LOWNEY



OUTREACH AND PARTICIPATION











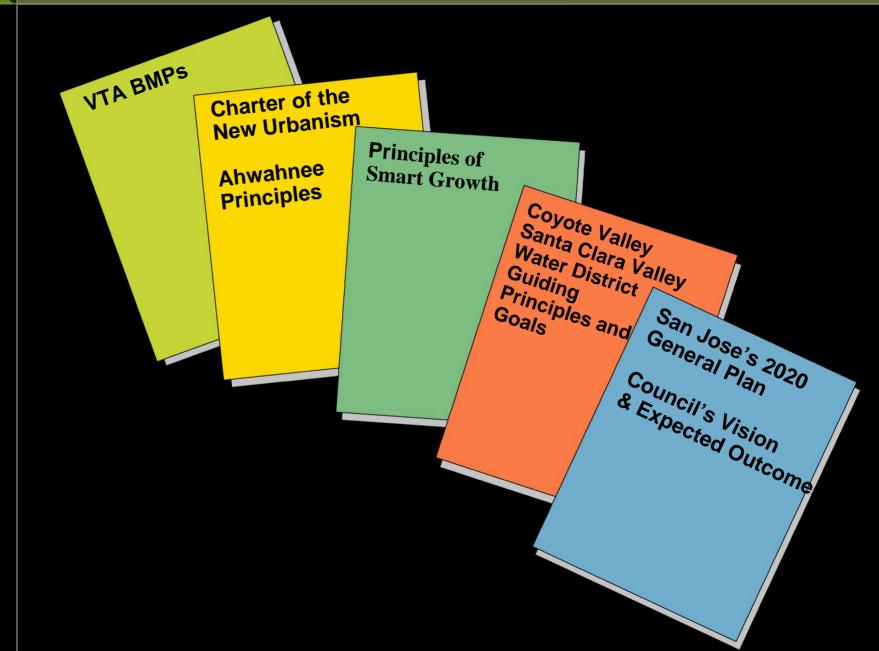
- 42 Task Force Meetings (avg. 50)
- Ten Community
 Workshops (avg.140)
- 24 Technical Advisory Committee Mtgs.
- Several Stakeholder Meetings

- Several Property
 Owner Meetings
- Next Task Force Meeting 4/24
- Focus Groups
- Future Community Meetings
- Public Hearings
 - Website





COMMUNITY BUILDING PROCESS





COMMON PRINCIPLES

New Urbanism, Ahwahnee & Smart Growth

- Protect the Environment
- Preserve Open Space
- Sustainable Site and Building Design
- Walkable Neighborhoods
- Variety of Transportation Choices
- Sense of Place (Creating a Center, Definable)
- Edges & Connections)
- Diverse and Integrated Land Uses,
- Neighborhoods & Communities
- Economic Viability
- Social Equity
- Housing Opportunity for All
- Range of Recreation Opportunities (Passive & Active)



ELEMENTS OF SUCCESSFUL NEIGHBORHOODS



- Distinct Identity
- Diversity of Uses
- Identifiable Community Center
- Compact and Diverse
- Connections & Linkages

- Mix of Land Uses
- Parking
- Attractive & High Quality Place
- Evolution Over Time
- "Growing It Right"





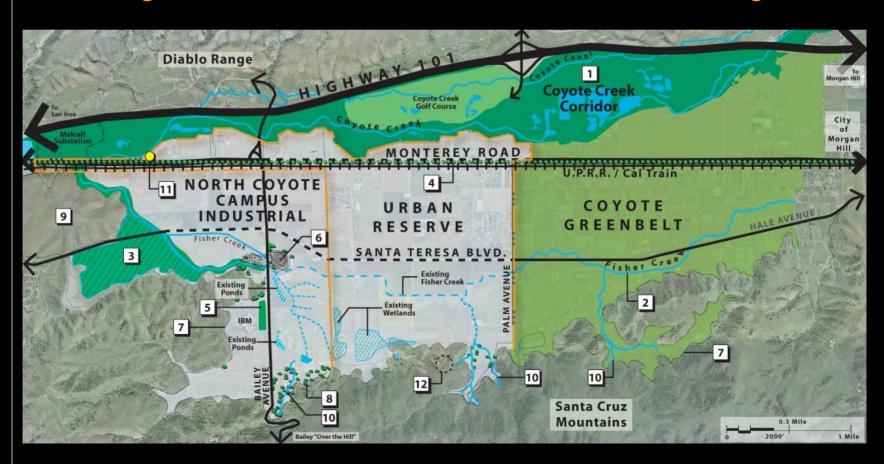


ENVIRONMENTAL FOOTPRINT

FIXED ELEMENTS

- 1. Coyote Creek Corridor
- 2. Fisher Creek in Greenbelt
- 3. Laguna Seca
- 4. Keesling's Shade Tree

- 5. IBM Wetland
- 6. Hillock
- 7. Hills (15% Limit)
- 8. Oak Savannah
- 9. Tulare Hill
- 10. Streams
- 11. Hamlet of Coyote
- 12. Archaeological Site





ENVIRONMENTAL FOOTPRINT

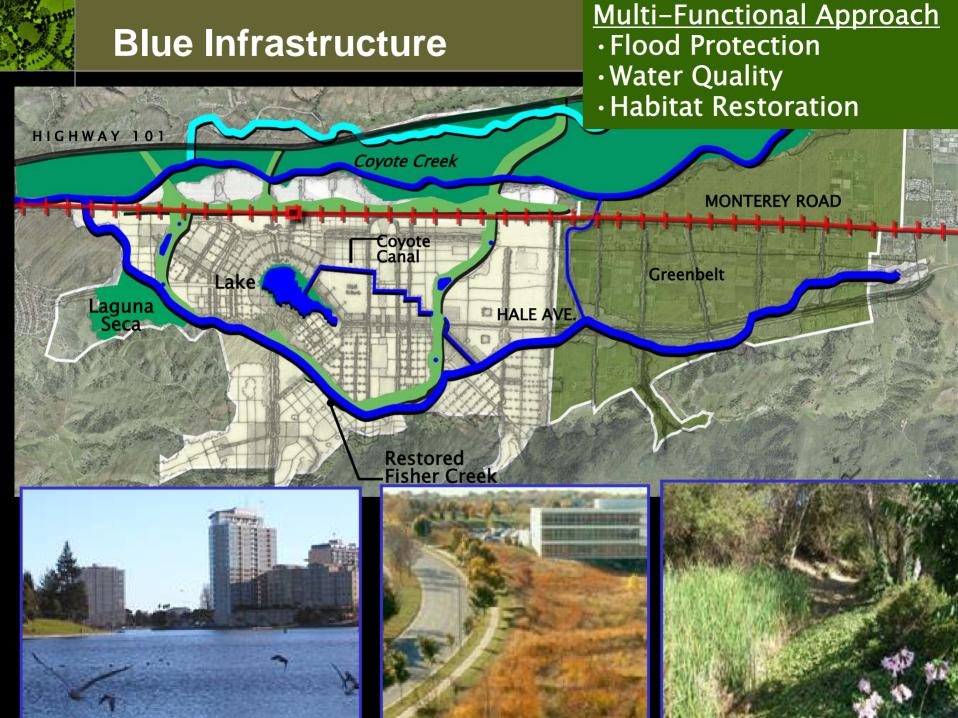
FIXED ELEMENTS PROPOSED ELEMENTS

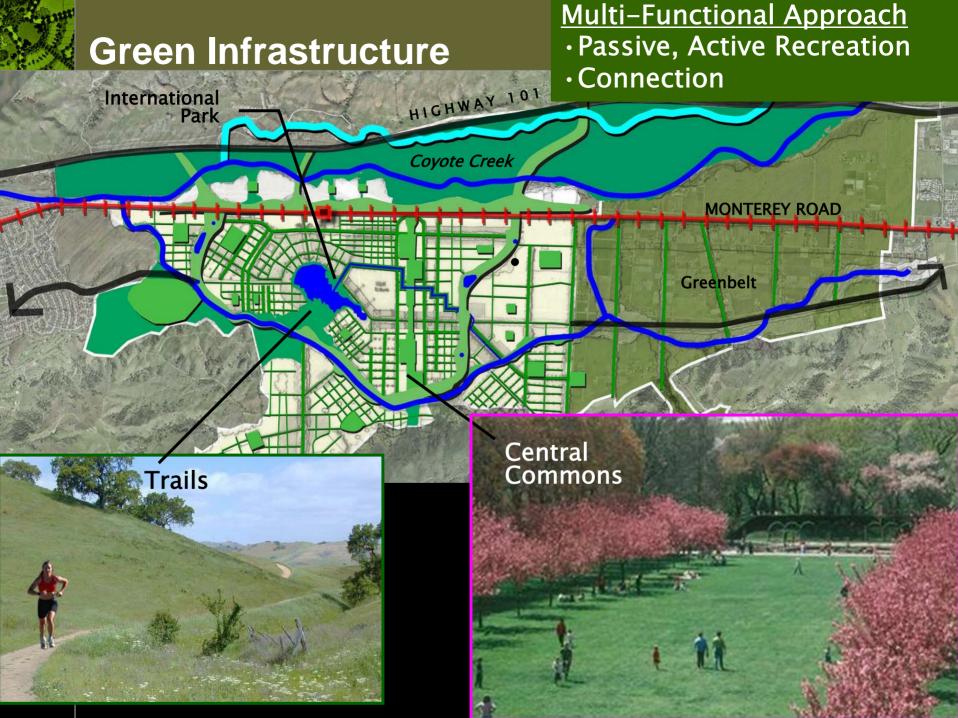
- Restored Fisher Creek
 Canal Park

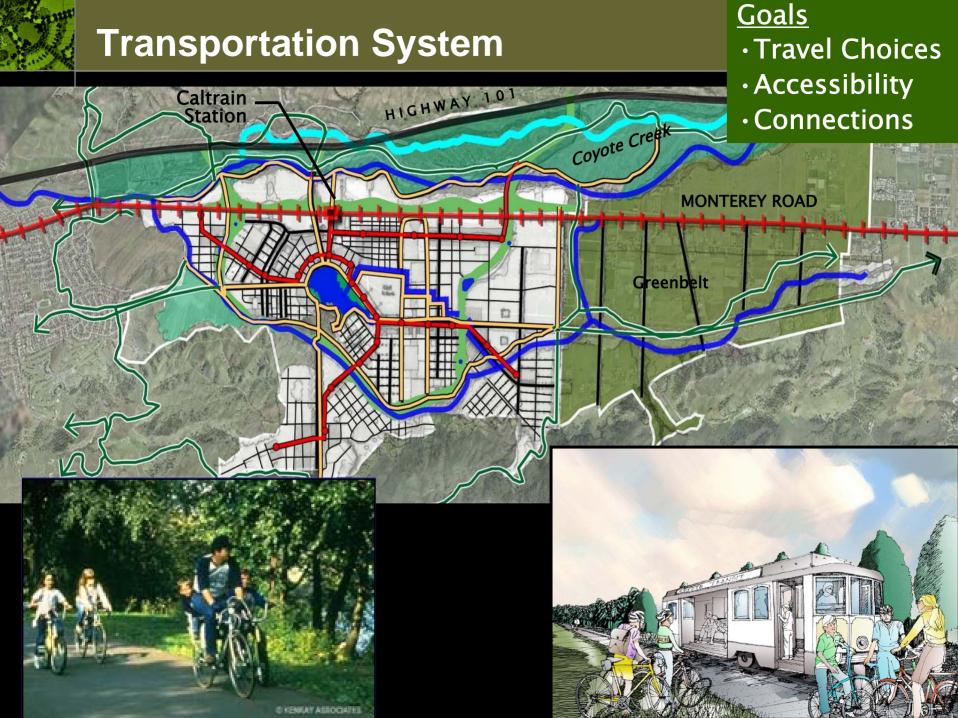
Coyote Lake

Coyote Parkway









PLAN CONCEPT













A. Fisher Creek

B. Coyote Lake

C. Canal Park

D.Parkway

E. Transit

F.Caltrain.





DEFINING THE NEIGHBORHOOD PLANNING AREAS





PLANNING AREA A

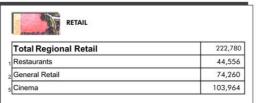
PLANNING AREA - A

Planning Area A gets its character and identity from its lakeshore waterfront. This is the start, heart, and soul of the Coyote Valley community. Overlooking the fifty+ acre lake and incorporating the valley's highest densities and most eclectic mix of uses, it is intended to be the focal gathering place and center of commerce for the whole valley. The lake supports a strategy of creating a spectacular amenity early on to spawn a market for urban density living from the start, and to establish a powerful expression of commitment to quality of life that will attract employers even as other areas of Silicon Valley endure high industrial vacancies.





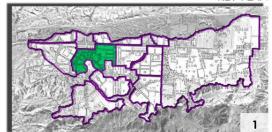




JOBS: 7, 124 HOMES: 4.925 RETAIL SE: 886.330 RESIDENTIAL -URBAN HIGH DENSITY RESIDENTIAL -HIGH DENSITY Total Residential 3.055 3.055 ury 22 story righ-rise (2200sf/home, 100 units/acre, parking in 186 558 Story Mid-rise (1400 sf/home, 75 units/acre, parking in building) 4 story wood frame over or wrapping structured parking 1,116 1400sf/home, 45 units/acre) 3 story wood frame w/surface carport parking (1100sf/home, 30 93 3 story Town homes or townhome/condominiums with private 832 garages (1800sf/home, 22units/acre) 122 ngle Family detached (2-3 story cluster or patio homes, 149









PLANNING AREA B

NEIGHBORHOOD TOTALS: JOBS: 6.246

HOMES: 98

RETAIL SE: 13.502

PLANNING AREA - B

Planning Area B marks the primary entry to Coyote from Hwy. 101. It surrounds the soon to be completed Bailey interchange and Monterey Rd/Cal Train over crossing. It incorporates the proposed Caltrain Coyote Valley station. This area is seen as an ideal place for high identity corporate facilities with an architectural expression of clean, polished contemporary sophistication.



STRUCTURED

HIGHWAY 101

BAILEY OVERPASS

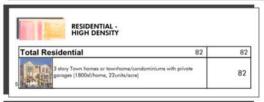
BIOSWALE/WATER DETENTION PONDS



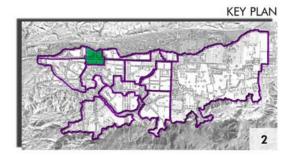




MIXED-USE		
Total Mixed-Use Jobs	16	16
Total Mixed-Use Homes	16	16
Total Mixed-Use Retail Square Feet	es	1.0
Live work loft/town home (6 story, district	Jobs	16
parked jobs parking, residential parking on site, 500sf/job,1800sf/home, FAR=1.4)	Homes	16
	Retail SF	



RETAIL		
Total Local Retail	13,502	13,502





PLANNING AREA C

NEIGHBORHOOD TOTALS: JOBS: 251

LEGEND

Total Mixed-Use Jobs

Total Mixed-Use Homes

HOMES: 772

MIXED-USE

Total Mixed-Use Retail Square Feet

ng, home parking within building f/job,1800sf/home, FAR=1.75)

RETAIL SE: 10.802

143

143 143

108

10,802

10,802

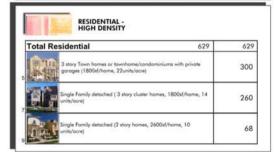
PLANNING AREA - C

Planning Area C incorporates the historic center of Coyote Valley, known as the Hamlet. It is located right where Coyote Creek, the old railroad station, and El Camino Real are closest together. The Hamlet will remain a unique historic enclave. Future development may include moving in historic frame buildings and developing an architectural palette that recalls its western stage stop past.













CHURCH

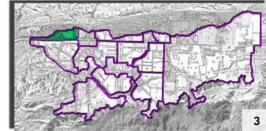


COMMUNITY PARKS W/COMPETITIVE SWIMMING



POCKET PARKS &





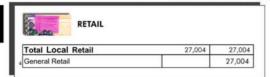




PLANNING AREA D

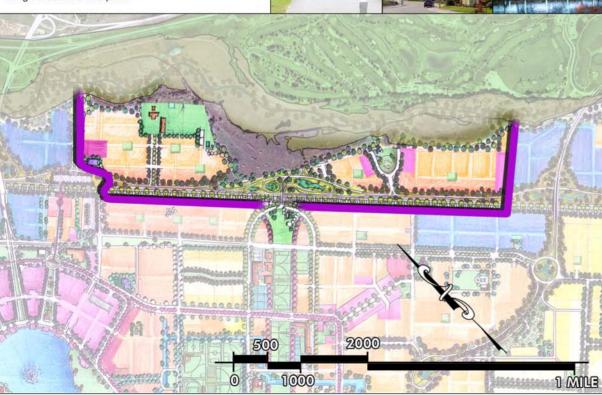
PLANNING AREA - D

Planning Area D will flank north and south side of a Coyote Creekside Park. It is located between the Monterey Rd. and Coyote Creek. It provides local pedestrian, equestrian, and bicycle connection for all of Coyote Valley to Coyote Creek via an underpass (under Monterey and the railroad tracks) at Laguna Ave. Its chief asset is its exposure to the Coyote Creek Park and trail system and its neighborhood entries and primary circulation celebrate this. This area is planned to include an elementary school site within safe walking distance of neighborhood homes and within safe biking distance of Planning Areas C & E along a creek side bike path.



NEIGHBORHOOD TOTALS:

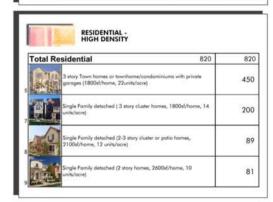
JOBS: 208



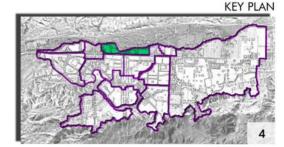
| Total Mixed-Use Jobs | 208 | 208 | Total Mixed-Use Homes | 60 | 60 | 60 | 18,903 | 18,903 | 18,903 | 18,903 | 18,903 | 18,903 | 18,903 | 18,903 | 18,903 | 18,903 | 18,903 | 18,903 | 18,903 | 18,903 | 18,903 | 18,903 | 18,903 | 18,903 | 18,903 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 | 19,005 |

HOMES: 880

RETAIL SE: 45.907









PLANNING AREA E

NEIGHBORHOOD TOTALS: JOBS: 100

HOMES: 416

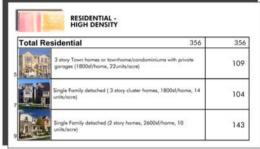
RETAIL SE: 8.101

PLANNING AREA - E

Planning Area E is located between the Monterey Rd. and Coyote Creek and is to the south of the Coyote Valley's southern overcrossing and 101 freeway connection. Like Planning Area D it enjoys a strong exposure to the Coyote Creek park and trail system, and its neighborhood entry celebrates this. This area may incorporate a more casual and rural architectural vernacular as it transitions to the Greenbelt area.



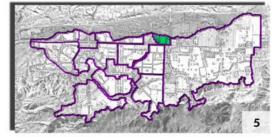








KEY PLAN





PLANNING AREA F

PLANNING AREA - F

Planning Area F will ultimately establish the northern gateway from Hwy. 101, this neighborhood is predominantly workplace, mixed use and higher density residential. It incorporates an elementary school; parks, transit spoke, and is adjacent to a possible large playfield complex developed within the Laguna Seca detention basin. Workplace areas include lands owned by Cisco Systems as well as Cal Pine's Metcalf Power Plant.



Total Work Place Jobs 11,377 11,377

Total Work Place Jobs 11,377 11,377

Corporate/Tech Office (4 story with 1 story parking) 4,102

Corporate/Tech Office (2 story with 1 story parking) 364

R&D/Lob (1 story with 1 story parking) 114

Corporate/Tech (4 story with 4 story parking) 5,912

Light Industrial (1 story) 65



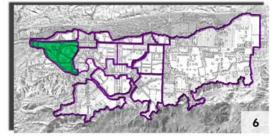
NEIGHBORHOOD TOTALS:

JOBS: 11, 591 HOMES: 3,121 RETAIL SF.: 42,255

11,571	RESIDENTIAL -	RESIDENT	
Total Resid	HIGH DENSITY	NO.	GH DENSIT
THE .	ential ory mid-rise - 75 units per acre	2,684	465
3 4 sh	ory frame on podium - 45 units per ocre		1,032
4 0 7 7 A 3 sh	ory frame w/surface parking - 30 units per ac	cre	112
3 ste	ory town houses - 22 units per acre		641
Sing	le family detached - 14 units per ocre		434

Total Mixed-Use Jobs	214	214
Total Mixed-Use Homes	437	437
Total Mixed-Use Retail Square Fee	t 42,255	42,255
Live work loft/town home, district parked parking, residential on site	Jobs Homes Retail SF	214 214
3 floors Residential over regional/district parked retail	Jabs Homes Retail SF	71 13,459
3 floors Residential over local commercial no district parking	Jobs Homes Retail SF	152 28,796

KEY PLAN





PLANNING AREA G

PLANNING AREA - G

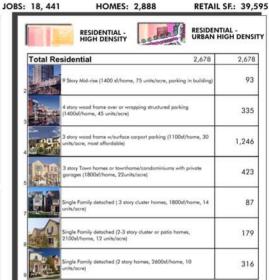
Planning Area G is at the base of Coyote Valley's western foothills. These bucolic coves, adjacent to oak studded hill-side open space have traditionally been Coyote Valley's unique appeal to Silicon Valley employers. Indeed, the bulk of the workplace land in this Planning Area is already owned by jobs providers (IBM & Xilinx). Residential neighborhoods range from a core area along Bailey that may be appropriate for a collegiate identity village serving new graduates recruited by Coyote Valley employers to lower density family homes at the base of the hills. These residents will be served by an elementary school as well as transit stop retail.



WORKPLACE Total Work Place Jobs 18,441 18,441 Corporate/Tech Office (4 story with all onsite surface parking @ 1 space/job, 285 sf/job, FAR=39) R&D/Lab (1 story with all onsite surface parking @ 1 space/job, 273 2556/job, FAR=24) Corporate/Tech (4 story with 4 story onsite structured parking @ 0.66 spaces/job, 285sf/job, FAR=1.04)

NEIGHBORHOOD TOTALS:

MIXED-USE		
Total Mixed-Use Jobs	2	
Total Mixed-Use Homes	210	210
Total Mixed-Use Retail Square Feet	39,595	39,595
3 floors residential over local retail (residential	Jobs	-
porking in building retail surface & street	Homes	210
parking,1450sf/home FAR=1.38)	Retail SF	39,595

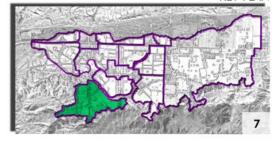












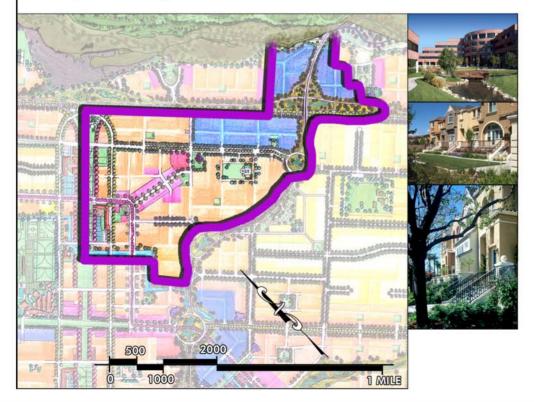


PLANNING AREA H

PLANNING AREA - H

Planning Area H incorporates Coyote Valley's southern gateway from Hwy. 101 at the Coyote Creek interchange. It includes an area for high identity corporate workplace surrounding the over crossing of Coyote Valley Parkway and Monterey Rd/Caltrain. Corporate identity here may favor a more relaxed, earthen and natural architectural character when compared to a more polished Bailey Avenue contemporary style. Residential neighborhoods abut the east west commons to the north and incorporate a neighborhood district commercial street that spans from local transit stop to the larger workplace areas. An Elementary school at the commons is within walking or biking distance of these neighborhoods as well as the residential neighborhoods in the southern portion of Planning Area A

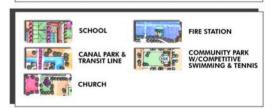


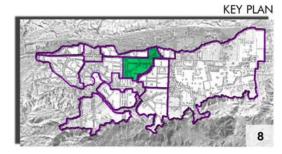


NEIGHBORHOOD TOTALS: JOBS: 4, 706 HOMES: 2.847 RETAIL SF.: 18.903 MIXED-USE Total Mixed-Use Jobs 309 Total Mixed-Use Homes 380 380 Total Mixed-Use Retail Square Feet 18,903 18,903 ace & street parking, 300 sf/job, FAR=0.4 18,903 120 loors Residential over optional office sidential parking in building, office parking street, 1450sf/home, about 1 job/3home

Total Re	sidential	2,467 2,467
	4 story wood frame over or wrapping structured parking (1400sf/home, 45 units/acre)	474
	3 story wood frame w/surface carport parking (1100sf/ho units/acre, most affordoble)	me, 30 130
	3 story Town homes or townhame/condominiums with pri garages (1800st/home, 22units/acre)	1,118
	Single Family detached [3 story cluster homes, 1800sf/hounits/acre)	me, 14 417
10	Single Family detached (2-3 stary cluster or patio homes, 2100st/home, 12 units/acre)	327

380







PLANNING AREA I

CENTRAL COMMONS
SANTA TERESA RESIDENTIAL OVER COMMERCIAL

SANTA TERESA

PLANNING AREA - I

HIGH SCHOOL

Planning Area I is focused on a Santa Teresa urban parkway, which links the more urban waterfront area of Planning Area A with the more traditional neighborhoods to the south and west. Buildings with active retail and professional ground floor storefronts flank a pedestrian friendly linear park. At the north end it is anchored by the civic importance of the Coyote Valley High School. It is bisected by the east west central commons. At the southern end is a workplace node as well as a secondary retail concentration.





SANTA TERESA RETAIL

NEIGHBORHOOD TOTALS:

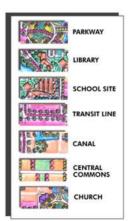
JOBS: 4, 492



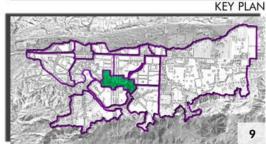
HOMES: 1.702

RETAIL SE: 86.953

Total R	esidential	,342	1,342
	9 Story Mid-rise (1400 st/home, 75 units/ocre, parking in b	uilding)	186
	4 story wood frame over or wropping structured parking [1400st/home, 45 units/ocre]		363
- PS	3 story wood frame w/surface carport parking (1100sf/hom units/acre, most affordable)	e, 30	465
	3 story Town homes or townhome/condominiums with privo garages (1800st/home, 22units/acre)	de	259



RETAIL		
Total Local Retail	57,249	57,249
Supermarket		35,646
Gasoline		1,350
General Retail		20,253





PLANNING AREA J

NEIGHBORHOOD TOTALS: JOBS: 0

LEGEND

Total Residential

RESIDENTIAL -

1400st/home 45 units/nore

story Town homes or townhome/condo prages (1800sf/home, 22units/acre)

ngle Family detached (2-3 story cluster or patio homes, 100sf/home, 12 units/acre)

gle Family detached (2 story homes, 2600sf/home, 10

HOMES: 3,463

RETAIL SE: 0

3,463

186

279

242

1,350

877

312

217

PLANNING AREA - J

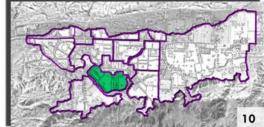
Planning Area J gets its identity from the luxury residential buildings along the west shore of the lake and its open space edge along the restored Fisher Creek. It stretches around the west side of the Santa Teresa urban parkway and incorporates the western reach of the central commons. This is a predominantly residential neighborhood supported by jobs opportunities in immediately adjacent Planning Areas I & G. It includes both an elementary school and a middle school.













PLANNING AREA K

NEIGHBORHOOD TOTALS: JOBS: 304 HOMES: 3,682 RETAIL SF.: 28,354

PLANNING AREA - K

Planning Area K mixes a new urban village center with natural pathways along Fisher Creek. More traditional residential neighborhoods provide transitional densities to the Greenbelt and up Palm Canyon to the western hillside open space. An elementary school serves the local neighborhood and a large ball field park will serve all of Coyote Valley.







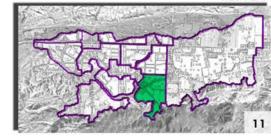
1 WOULS

LEGEND MIXED-USE		
Total Mixed-Use Jobs	304	304
Total Mixed-Use Homes	280	280
Total Mixed-Use Retail Square Feet	21,603	21,603
3 floors Office over local retail(all onsite	Jobs Homes	216
surface & street parking, 300 st/(ob, PAK=0.4)	Retail SF	21,603
3 floors Residential over optional office	Jobs	88
(residential parking in building, affice parking on street, 1450sf/home, about 1 job/3homes,	Homes	280
	Retail SF	-

Total Re	esidential	3,402	3,402
	4 story wood frame over or wrapping structured parking [1400sf/home, 45 units/acre]		418
, PP	3 story wood frame w/surface carport parking (1100st/hor units/acre, most affordable)	ne, 30	19
	3 story Town homes or townhome/condominiums with priv garages (1800sf/home, 22units/acre)	ate	1,432
	Single Family detached (3 story cluster homes, 1800st/hor units/acre)	ne, 14	564
	Single Family detached (2-3 story cluster or patio homes, 2100st/home, 12 units/acre)		603
0.5	Single Family detached (2 story homes, 2600sf/home, 10 units/acre)		366

RETAIL		
Total Local Retail	6,751	6,751
General Retail		6,751

KEY PLAN





PLANNING AREA L

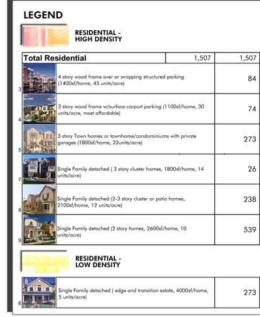
NEIGHBORHOOD TOTALS: JOBS: 0

HOMES: 1.507

RETAIL SE: 0

PLANNING AREA - L

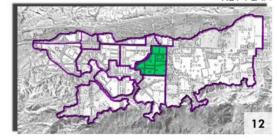
Planning Area L preserves the integrity and estate setting of its existing homes and transitions from these to higher density residential. It incorporates the Coyote Valley community garden and an elementary school with an adjacent park, which will also serve the Greenbelt residents. Both the elementary school/park and the community garden are buffered from existing estate residences by new transition residential densities.







KEY PLAN





PLANNING AREA M

PLANNING AREA - M

Planning Area M is the South Coyote Greenbelt area. Its planning consideration is governed by the following "Vision and Expected Outcomes" Sections:

- 1. The plan will include Central and North Coyote for land planning and will include South Coyote in the infrastructure financing mechanism only. South Coyote (Greenbelt) is included only to determine financing and other mechanisms to secure this as a permanent Greenbelt.
- 2. The line (Greenline) between Central and South shall not be moved.
- 3. The plan should seek mechanisms to facilitate the permanent acquisition of fee title or conservation easements in South Coyote.

Within the above requirements, existing General Plan criteria, and guided by the "Coyote Valley GREENBELT Interim Planning Principles" (August 2001) adopted by the County of Santa Clara, City of San Jose, and City of Morgan Hill, planning has focused on the formation and funding of an open space and agricultural land management entity that

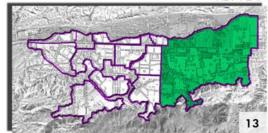
- · Rationalize, consolidate and lease available agricultural land;
- · Acquire open space, parks, and mitigation lands:
- · Provide future development guidelines within existing general plan criteria that benefit the quality and market value of private property;
 Create an identifiable quality of place and market identity for agricultural products and visitors;
 Rationalize and ensure adequate supply of safe drinking and irrigation water
 Protect groundwater from agriculture and domestic pollutants













ILLUSTRATIVE LAND USES













A. Fisher Creek

B. Coyote Lake

C. Canal Park

D. Parkway

E. In Village Transit

F. Caltrain



WORK PLAN













City Council Progress Reports

Transportation

Fiscal/Financial/Phasing

Draft Specific Plan

Draft Zoning

- Complete EIR
- Continue Community Involvement

Illustrative View



